

Frankfort Architectural Review Board

June 25, 2008

Members Present:

Roger Stapleton
Charlie Booe
Donald Perry

Members Absent:

John Downs

There being a quorum, the meeting proceeded.

The first item of business was approval of the May 20, 2008 minutes. Mr. Perry made a motion to approve the minutes. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request from Farmers Bank Reality, in accordance with Articles 4 and 17 of the City of Frankfort Zoning ordinance for a Certificate of Appropriateness to legalize exterior modifications made to a parapet wall and allow a metal cap on top of the wall to mitigate water penetration for the property located at 206 West Main Street, zoned "CB" Central Business District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report, she stated that earlier in the spring, staff noticed some work going on at this location without a building permit, so they contacted Farmers Bank and asked them to apply for a permit. She went over a slide show that detailed how that area of the property looked before and it showed the area to be stucco and because the applicant is using a different material, staff could not issue a finding of no exterior effect. She mentioned that staff and the Heritage Council met at this property with Ray Baldwin of Farmers Bank to get a better understanding of what the issue was and were there any alternatives. The applicant has been experiencing some water damage at the rear part of the office building that has been requiring them to do a lot of maintenance and with all the rain this year they wanted to try to do something about all the water. Staff found negative findings due to the difference in materials, the color and the fact that the code has specific regulations on artificial siding and it discourages materials that are not found in the district. However based on the field visit with the applicant and based on the fact that the treatment has already mitigated the amount of water, staff is recommending approval with conditions.

Robert Kellerman attorney for Farmers Bank was present on behalf of Farmers Bank, he stated that Ray Baldwin was also with him. He stated that Farmers Bank owns five building in that area and they believe four of them to be over 100 years old. He mentioned that this building at 206 West Main Street has had some water problems. According to the contractor the stucco wall had begun to retain moisture and created some problems inside the building. As a result the contractor suggested these panels, which are architectural steel panels that are to be used to create a cap to direct the

water to the flat roof instead of being soaked up by the stucco. He mentioned that Farmers Bank was trying to correct the issue and never realized they needed approval once they found out they were happy to comply.

Mr. Perry made a motion to approve the Certificate of Appropriateness to legalize exterior modifications to the parapet wall with the following conditions: 1) the applicant may install the panels over the top of the wall ridge, forming a cap. No other panels or exterior treatments may be applied onto the building without approval of a building permit; 2) any other exterior changes to the property that are not indicated within this report and that do not qualify for the issuance of a certificate of No Exterior Effect will require the issuance of a Certificate of Appropriateness. The motion was seconded by Mr. Booe and carried unanimously.

The next item of business was a request from Clayton Farmer in accordance with Articles 4 & 17 of the City of Frankfort Zoning Ordinance for a Certificate of Appropriateness to allow the construction of a new two story commercial building consisting of the same footprint as the previously existing building for the property located at 321-323 St. Clair Street, zoned "CB" Central Business District.

Maya DeRosa was present for the staff report she went over a slide show as she explained that this property was recently destroyed by a fire. She also mentioned several violations that they have been sited for. Maya stated that a wind storm in May 2008 caused some bricks to fall into the public right-of-way. She also mentioned that there are some concerns that adjoining walls might be destroyed during the demolition process. She stated that the applicant proposed to demolish the building and rebuild it with the same height and footprint. She stated that there would be new cast iron columns and the same number of windows, and a window over the door at the main entrance. She mentioned that staff recommends the windows be 1 over 1. She explained that the rear façade would be 2 stories with a Hardi Panel siding and 3 doors. Staff recommended approval with conditions.

The applicant Clayton Farmer was present and stated that he is an architect and has restored historic buildings in other cities. He mentioned that this building was originally destroyed by fire back in the 30's and it took the first, second and third floors. He mentioned that the floor joists are pocketed and that he plans to leave the cast iron as well as the metal hood. He stated that he agrees with the conditions but mentioned that some damage may occur to the adjoining facades during the demolition phase. He stated that he knows he won't get a permit until a structural report is done.

Mr. Booe made a motion to approve a Certificate of Appropriateness to allow the construction of a new two story commercial building consisting of the same footprint as the existing building with the following conditions: 1) all conditions of the demolition shall be satisfied prior to new construction; 2) all new construction shall be as provided in this report; 3) materials and features noted in the report will be retained and preserved which includes: cast iron pilasters, metal hoods over second story windows, bricks from interior walls, stone window sills; 4) prior to approval of a building permit,

the applicant shall submit a new St. Clair Street elevation labeling the sizes of all doors and windows consistent with this report as approved; 5) the new windows and window trim/sills on the second story elevation of St. Clair Street shall be wood and the style shall replicate one over one pattern with no divided lights; 6) under the circumstances if new brick is required on the second floor elevation, the new brick shall be approved by staff prior to installation; 7) colors of the materials shall be administratively approved by staff with consultation with the ARB Chair; 8) the new windows on the second floor St. Clair façade shall maintain the existing size of the current windows; 9) no construction related equipment may be stored to the rear of the building without prior approval of the property owner (s). The sidewalks behind the building shall remain free of debris to allow circulation to continue; 10) any other exterior changes to the property that are not indicated within this report and that do not qualify for the issuance of a certificate of No Exterior Effect will require the issuance of a Certificate of Appropriateness; 11) this Certificate of Appropriateness shall expire one year from the date of ARB approval; and 12) a building permit shall be secured prior to the new construction being started. The motion was seconded by Mr. Perry and carried unanimously.

In other business, Ms. DeRosa mentioned that there is a training opportunity in September, it counts towards the CEU's for classes and that City funds the registration.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Perry and carried unanimously.